



## Luxurious Penthouse with 3BR, 3.8m loft-ceiling height and terrace



### Information de l'agent

Nom:	ArKadia
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,272,481.13

### Location

Pays:	Allemagne
État/Région/Province:	Berlin
Ville:	Berlin
Indicatif régional:	10559
Soumis:	26/06/2023

### Description:

#### PROPERTY

Welcome to the epitome of elegance and comfort at Stephanstr. 52, where a magnificent penthouse awaits your arrival. This remarkable residence seamlessly combines the timeless charm of old building architecture with modern amenities, offering a luxurious living experience in the heart of Berlin. With attention to detail and an exquisite design, this penthouse offers a spacious layout, breathtaking views and state-of-the-art features to meet all your needs.

Completion: October 2023

The flat is directly accessible via a private lift in the side wing and is also in a wonderfully quiet location. The building is in fantastic condition, with refurbishment currently underway.

As you approach Stephanstr. 52, you will be captivated by the building's stunning old façade, adorned with elegant elements that evoke a sense of grandeur and sophistication. The fusion of classic design and contemporary luxury sets the stage for an exceptional living experience.

#### FEATURES

Modern floor heating and intelligent air conditioning:

Step inside and discover the perfect harmony of old world charm and modern comfort. The penthouse features a state-of-the-art electric heating system that ensures optimal temperature control all year round. This innovative technology not only ensures comfort, but also increases energy efficiency, creating a sustainable and cost-effective living environment.



## Panoramic views:

Be excited when you enter the penthouse and enjoy the magnificent panoramic view over the rooftops of Berlin. Natural light floods the interior through the large, modern windows, spreading a warm glow that illuminates every corner of the room. These large windows seamlessly connect the interior with a spacious terrace, inviting you to enjoy the beauty of the surrounding cityscape from the privacy of your own home.

## Thoughtful layout:

The penthouse spans approximately 127 sqm and features a spacious terrace. The modern living and dining room, including kitchen, is directly connected to the terrace and flows seamlessly into the kitchen and the other 3 rooms are located at the back of the apartment.

## Access to the private lift:

Ascend to the top floor of Stephanstr. 52 effortlessly with your own private lift. This personal touch was designed exclusively for the owners of the penthouse floor.

## LOCATION:

The flat is located at Stephanstrasse 52 in the popular Stephankiez. Shopping facilities for daily needs are in the direct vicinity and can be reached on foot. The Edeka centre in Perleberger Straße certainly leaves nothing to be desired. The connection to the public transport network can be described as good. The underground station Birkenstraße (U9) as well as the S+U station Westhafen (S 41, 42 - Ringbahn and U9) but also various bus lines (123, M27) can be reached in a few minutes. Schools, authorities and kindergartens are available in the vicinity. For recreation and relaxation, Stephanplatz or Fritz-Schloß-Park are within walking distance.

If you are interested in this unique property, please do not hesitate to contact us directly. We will be happy to help you and arrange a viewing appointment.

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Nouveau:	Oui
Année:	2023

## Commun

Chambres:	3
Salle de bains:	2
Dimesions du lot:	127 m <sup>2</sup>
Floor Number:	5

## Room details

Total rooms:	4
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## Building details

Nombre de pieds carrés: 5

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/BXUO-T705/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BXUO-T705/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: IX4.576.426

